

**PROSPECTUS – ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI20
Congressional District: 18

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Joseph F. Weis, Jr. U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh, PA. The project includes upgrading/replacing the heating, ventilation, and air conditioning (HVAC) system; upgrading the electrical system; replacing a portion of the roof; and space alterations for the U.S. Bankruptcy Court to support the court’s relocation from leased space into approximately 31,000 usable square feet (USF) of vacant space in the Weis Courthouse. Relocating the U.S. Bankruptcy Court into Federal space provides an annual lease cost avoidance of \$1,300,000 to the Government and an annual rent savings of approximately \$800,000 to the Judiciary.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management and Inspection).....\$40,634,000

Major Work Items

HVAC replacement/upgrade, electrical and plumbing upgrades, interior construction, exterior construction, hazardous abatement

Project Budget

Design	\$3,430,000
Estimated Construction Cost (ECC).....	34,437,000
Management and Inspection (M&I).....	<u>2,767,000</u>
Estimated Total Project Cost (ETPC)*.....	\$40,634,000

*Tenant agencies may fund an additional amount for tenant improvements above the standard normally provided by the GSA.

Schedule

	Start	End
Design and Construction	FY 2020	FY 2023

Building

Built in 1934, the 14-story neoclassic Weis Courthouse is an approximately 825,000 gross square foot building located in the central business district of Pittsburgh. The Weis

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Courthouse includes 18 courtrooms, five of which retain significant historical finishes, including mahogany paneling, murals, and marble work. There are three levels of parking: two inside garage levels and one surface parking area provided at the rear of the building.

Tenant Agencies

Judiciary, Department of Justice, GSA, Department of Agriculture, and Department of Veterans Affairs

Proposed Project

The project proposes replacing 13 air handler units and the associated steam, hot water heating, and chilled water system components in the building. Electrical upgrades, to support the HVAC upgrades and interior construction will be undertaken. In addition, all new and existing equipment, including electrical systems, will be tied into a recently installed building automation system. After the new rooftop cooling towers are installed, the roof over the affected areas of the sixth floor will be replaced.

The project also includes an interior space alteration project to support the U.S. Bankruptcy Court consolidation project. The U.S. Bankruptcy Court will be relocated from leased space to the Weis Courthouse and will reduce its footprint from approximately 43,000 USF to 31,000 USF. As part of this relocation and backfill into Federal space, the Circuit Library and Department of Justice – U. S. Marshals Service, current tenants of the Weis Courthouse, will also be reducing the amount of space they occupy to accommodate the U.S. Bankruptcy Court consolidation project.

Major Work Items

HVAC Replacement /Upgrades	\$16,316,000
Electrical Upgrades	6,857,000
Interior Construction	5,310,000
Plumbing Upgrades	4,029,000
Exterior Construction	1,079,000
Hazardous Material Abatement	<u>846,000</u>
Total ECC	\$34,437,000

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Justification

The Weis Courthouse currently supports the operations of the U.S. Court of Appeals for the Third Judicial Circuit and the Western District of Pennsylvania for the U.S. District Court. The majority of the HVAC system is more than 50 years old and has exceeded its expected useful life. Older units still utilize the antiquated original pneumatic and communication controls. With multiple system components exceeding the expected service life and in a deteriorated condition, there is increased risk for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the Judiciary's ability to meet caseload requirements.

The sixth floor roof is proposed as part of this project due to the placement of the cooling towers. Both cooling towers are located on the sixth floor roof, and the roof will be affected by the replacement of both towers.

The sixth floor roof will be replaced after the new rooftop cooling towers are replaced.

The proposed project for the Weis Courthouse will result in an annual lease cost avoidance of approximately \$1,300,000 and an annual rent savings of approximately \$800,000 for the Judiciary. The project fits into the overall asset strategy to repurpose vacant space for the courts and court-related functions, and enables space reduction for three court-related agencies. In addition, combining the HVAC system work with the proposed tenant renovation will reduce future tenant disruptions.

The Weis Courthouse has a significant amount of vacant space. Over the last several years, GSA worked with agencies in leased space to reduce their footprint and relocate into federally owned space. The U.S. Bankruptcy Court, currently located in one of the more costly GSA leases within Pittsburgh, will reduce its space by more than 30% by moving into the Weis Courthouse, including space currently occupied by the Circuit Library. The Circuit Library will be relocating into smaller space on another floor within the Weis Courthouse.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years):

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or construction a new building.

Recommendation

ALTERATION

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Certification of Need

The proposed project is the best solution to meet a validated Government need.

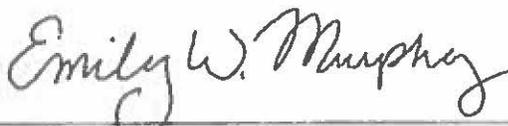
Submitted at Washington, DC, on March 18, 2019

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration